BUREAU OF STATISTICS

YUKON REAL ESTATE SURVEY

First Quarter, 2008

1 Value of Real Estate Transactions

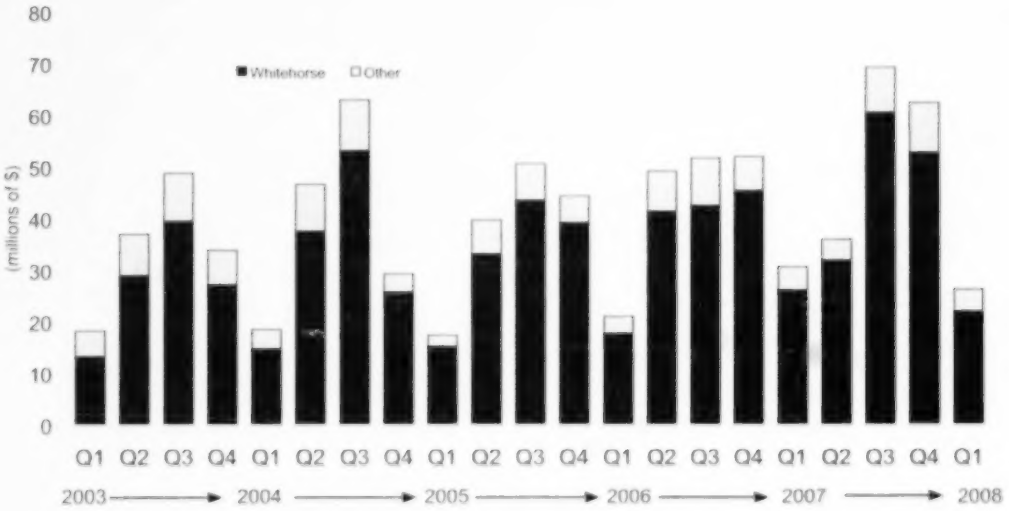
		Yukon	Whitehorse	Other
			($000)	
2008	Q1	26,185.6	21,888.8	4,296.8
2007	Q4	62,410.0	52,731.6	9,678.4
	Q3	69,315.7	60,521.3	8,794.4
	Q2	35,984.2	31,801.5	4,182.7
	Q1	30,557.9	26,003.4	4,554.4

Notes: Q1 = first quarter (January, February, March), Q2 = second quarter, etc.
Numbers may not total due to rounding.

The value of real estate transactions in the Yukon for the first quarter of 2008 decreased by $4,372,300, or 14.3%, compared with the first quarter of 2007. The total value of real estate transactions in the first quarter of this year was $26,185,600.

On an annual basis, real estate transactions in 2007 totalled $198,267,800 compared to $173,981,200 in 2006. This represents an increase of $24,286,600, or 14.0%. The 2007 annual figure is also the highest annual total since the survey began in 1977.

In Whitehorse, the value of transactions in 2007 totalled $171,057,800, an increase of $24,230,000, or 16.5%, over 2006. In the rest of the Yukon, in 2007 real estate transactions totalled $27,209,900. This is an increase of $56,700, or 0.2%, over 2006.



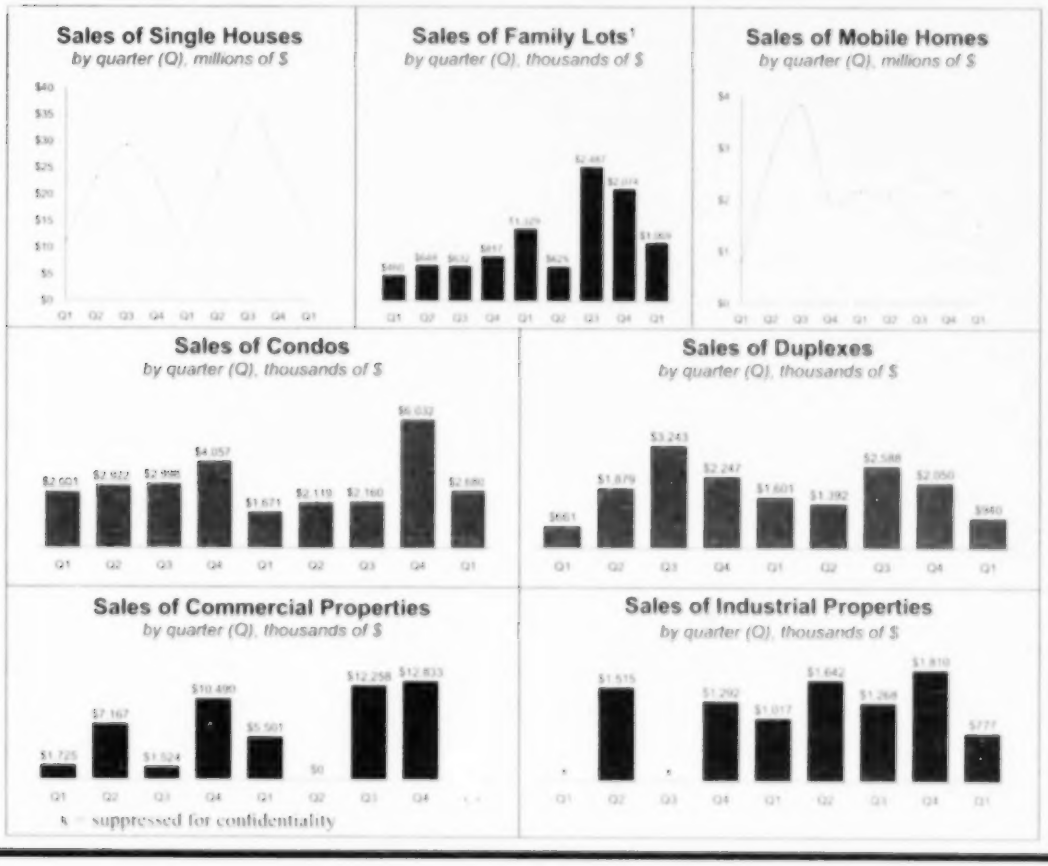
2 Value and Type of Real Estate Transactions in Whitehorse

The value of real estate transactions in Whitehorse decreased $4,114,600 or 15.8%, comparing the first quarter of 2008 ($21,888,800) to the first quarter of 2007 ($26,003,400).

		Total *	Single Houses	Family Lots[1]	Mobile Homes	Condos	Duplexes	Multiple-Residential	Commercial Property	Industrial Property
Value of Real Estate Transactions						($000)				
2008	Q1	21,888.8	14,424.3	1,069.0	1,493.0	2,680.3	940.0	x	x	777.3
2007	Q4	52,731.6	25,811.7	2,074.3	2,119.5	6,032.4	2,050.3	0	12,833.1	1,810.2
	Q3	60,521.3	35,981.6	2,487.2	2,429.4	2,159.8	2,587.5	1,350.0	12,258.0	1,267.8
	Q2	31,801.5	23,932.7	625.1	2,091.2	2,118.7	1,391.5	0	0	1,642.2
	Q1	26,003.4	10,825.3	1,329.3	2,160.4	1,671.3	1,601.0	1,898.1	5,501.1	1,016.9
Number of Real Estate Transactions										
2008	Q1	90	48	11	7	13	4	x	x	5
2007	Q4	178	88	22	12	28	10	0	15	3
	Q3	207	121	27	15	11	13	4	11	5
	Q2	135	89	10	13	11	7	0	0	5
	Q1	116	43	21	14	9	8	3	13	5

* Notes: "Total" may include other transactions; "x" = suppressed for confidentiality constraints.
Rows may not total due to rounding.

Total Value of Whitehorse Property Sales, Q1 2006 to Q1 2008, *by type of transaction*


Sales of Single Houses
by quarter (Q), millions of $
Sales of Family Lots[1]
by quarter (Q), thousands of $
Sales of Mobile Homes
by quarter (Q), millions of $
Sales of Condos
by quarter (Q), thousands of $
Sales of Duplexes
by quarter (Q), thousands of $
Sales of Commercial Properties
by quarter (Q), thousands of $
Sales of Industrial Properties
by quarter (Q), thousands of $
x = suppressed for confidentiality

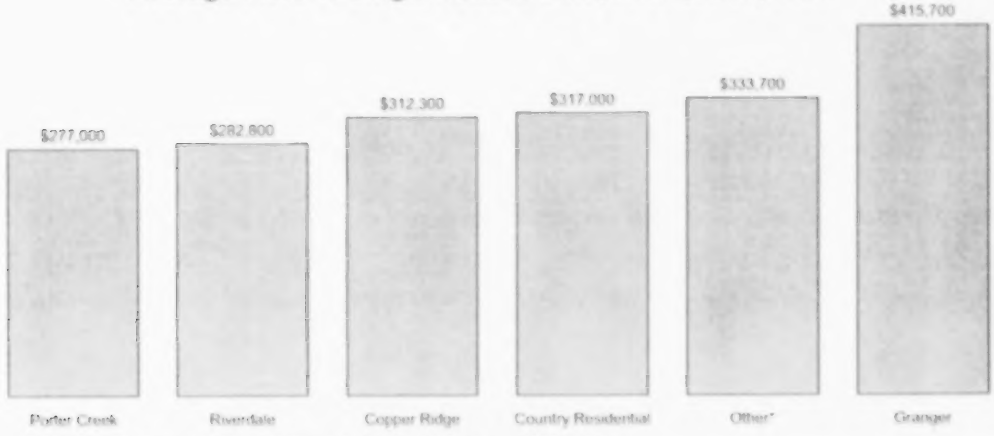
3 Value, Number and Average Price of Single House Sales in Whitehorse, *by subdivision*

		Total	Down-town	Riverdale	Porter Creek	Granger	Country Residential[1]	Copper Ridge[2]	Takhini	Other[3]
Value of Single House Sales						($000)				
2008	Q1	14,424.3	x	1,696.5	3,046.5	1,247.0	951.0	5,598.3	x	1,001.0
2007	Q4	25,811.7	2,121.0	4,511.1	3,237.4	2,954.5	1,761.9	9,102.8	x	2,123.0
	Q3	35,981.6	1,703.5	5,904.4	9,015.9	x	2,471.5	12,515.3	1,940.5	1,260.5
	Q2	23,932.7	875.3	1,426.1	3,383.4	1,039.0	3,051.9	12,694.3	x	1,462.9
	Q1	10,825.3	x	1,795.7	2,610.5	0.0	828.0	3,987.8	0.0	1,240.3
Number of Single House Sales										
2008	Q1	48	x	6	11	3	3	18	x	3
2007	Q4	88	10	17	12	9	5	27	x	8
	Q3	121	7	23	32	x	7	38	6	4
	Q2	89	4	6	12	4	11	46	x	6
	Q1	43	x	8	11	0	3	14	0	5
Average Price of Single Houses Sold						($000)				
2008	Q1	300.5	x	282.8	277.0	415.7	317.0	311.0	x	333.7
2007	Q4	293.3	212.1	265.4	269.8	328.3	352.4	337.1	x	265.4
	Q3	297.4	243.4	256.7	281.7	x	353.1	329.4	323.4	315.1
	Q2	268.9	218.8	237.7	282.0	259.8	277.4	276.0	x	243.8
	Q1	251.8	x	224.5	237.3	0.0	276.0	284.8	0.0	248.1

Notes: [1] Country residential includes Wolf Creek, Pineridge, Mary Lake, MacPherson, Hidden Valley, etc.
[2] Includes Logan.
[3] "Other" includes house sales in Hillcrest, Crestview, Valleyview and Marwell.
"x" = suppressed for confidentiality constraints. Rows may not total due to rounding.

- The average single house price (does not include duplexes, condos or mobile homes) in Whitehorse has increased $48,800 or 19.4%, comparing the first quarter of 2007 ($251,800) to the first quarter of 2008 ($300,500).
- A comparison of prices in the first quarter of 2007 with prices in the first quarter of 2008 shows that:
  - The average price of a house sold in Riverdale increased from $224,500 to $282,800, or 26.0%;
  - The average price of a house sold in Porter Creek increased from $237,300 to $277,000, or 16.7%;
  - The average price of a house sold as Country Residential increased from $276,000 to $317,000, or 14.9%;
  - The average price of a house sold in Copper Ridge increased from $290,600 to $312,300, or 7.5%.

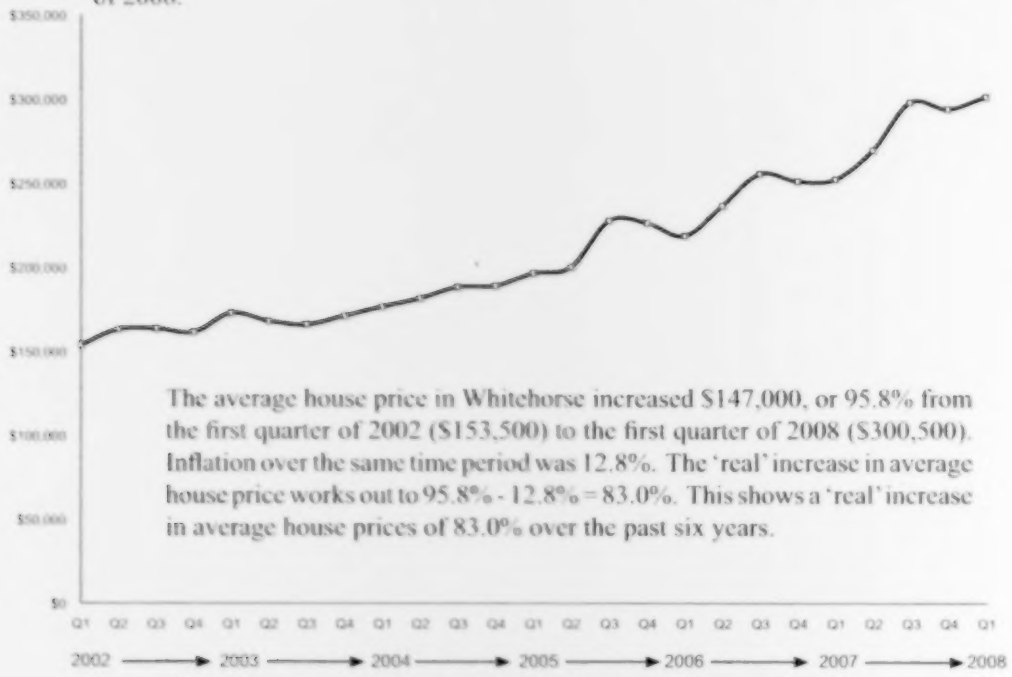
Average Price of Single Houses Sold, *First Quarter, 2008*



* "Other" includes house sales in Hillcrest, Crestview, Valleyview and Marwell.

4 Average Single House Prices in Whitehorse

- The chart below shows average single house prices (does not include duplexes, condos or mobile homes) in Whitehorse, from the first quarter of 2002 to the first quarter of 2008.



The average house price in Whitehorse increased $147,000, or 95.8% from the first quarter of 2002 ($153,500) to the first quarter of 2008 ($300,500). Inflation over the same time period was 12.8%. The 'real' increase in average house price works out to 95.8% - 12.8% = 83.0%. This shows a 'real' increase in average house prices of 83.0% over the past six years.

Note: Q1 = first quarter (January, February, March), Q2 = second quarter, etc.

The Bureau of Statistics first undertook the Yukon Real Estate Survey in 1977. The survey is a census of all real estate transactions occurring anywhere in the Yukon, with the exception of 'not-at-arm's-length' transactions, which are excluded. ('Not-at-arm's-length' transactions are those that do not reflect open market values.) All single and multiple-residential property transactions, as well as commercial and industrial property sales, are included. The survey is divided into four parts: (1) Value of real estate transactions; (2) Type of real estate transactions in Whitehorse; (3) Value, number and average price of house sales in Whitehorse; and (4) Average house prices in Whitehorse over the past few years.

The 'Family Lots' category does not include the majority of lots purchased by contractors. For further explanation, contact the Yukon Bureau of Statistics.

Yukon
Executive Council Office
Bureau of Statistics

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